Repayment by way of EMI commences from the month following the month in which the last instalment of the loan is disbursed by the "HUDCO NIWAS". Until the loan is fully disbursed, pre-EMI interest is payable only on the portion of the loan availed as on the last day of every month. Repayment of loan ahead of schedule will be acceptable without any charges/penalty.

Disbursement of the Loan

The loan will be disbursed after a full technical appraisal has been made and on completion of all legal documentation and after investment of the applicant's own contribution in full. Own contribution is the total cost of the housing unit loss the loan from "HUDCO NIWAS". The loan will be disbursed in full or in suitable instalements taking into account the requirment of the funds and progress of the construction.

Other Attractive Features

(a) Free personal accident insurance to cover the loan amount.

(b) Free insurance for house or flat proposed to be' acquired/constructed against the risks of the fire and natural calamities.

(c) No charges for repayment of loan ahead of schedule.

(d) Waiver of last two monthly instalments provided all instalments were received as per schedule without delay.

(e) Priority will be given in processing housing loan applications for the subscribers of HUDCO's Public Deposit Scheme.

(f) Free counselling by Building Material and Technology Wing of HUDCO on selection of cost effective and environment friendly building materials, technologies etc.

(g) Free counselling by Design Wing of HUDCO of design aspects suggesting various options in designing including interiors.

(h) Guidance to facilitate completion of legal formalities, leading to quick disbursal of loan.

(i) Construction options using cost effective methods will also be provided by availing the services of trained professionals and through Building Centres, Mirmithi Kendras.

Industry Status to the Housing Sector

3088. SHRI C. RAMACHAND-RAIAH: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be . pleased to state:

(a) whether Government propose to grant the status of industry to the housing and construction sector;

(b) if so, the details thereof;

(c) if not, the reasons therefor; and

(d) the steps proposed by Government to increase the use of latest techniques like pre-fabricated housing technology in the country?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI BANDARU DATTATREYA): (a) No, Sir.

(b) Does not arise.

(c) The National Housing & Habitate Policy, 1998, since approved by the Government and laid on the Tables of Lok & Rajya Sabha on 29.7.98, proposes adequate steps for the augmentation of housing stock. The Government is taking steps to ensure the smoother flow of housing finance by removal of constraints through legal reforms, provision of fiscal incentives and through propagation of appropriate cost effective and environment friendly technology.

(d) Government is taking several steps to promote latest construction techniques including pre-fabricated technology to improve speed and reduce cost of housing construction. The National Housing & Habitate Policy, 1998 lays emphasis on promoting innovative construction

materials and technologies in the housing sector. Details of steps taken/proposed to be taken to promote prefabricated technology are given in the enclosed statement below.

Statement

Fiscal incentives under the Income Tax Act and in customs and excise duties have been secured in last year's budget. More concessions are on the anvil this years.

Legal reforms have been initiated to facilitate housing. The Urban Land Ceiling Act has been repealed. Model Rent Control Legislation has been prepared and circulated among State Governments. States have been advised to adopt it. States have also been advised to amend town Planning and building laws to encourage housing. This Ministry is also pursuing amendments to foreclosure laws to facilitate easy foreclosure.

The Government through greater interaction with the National Housing Bank and housing institutions is seeking to ensure greater private sector participation in the sector. Government is also seeking to further strengthen the cooperative sector through the National Cooperative Housing Federation.

Government is also seeking to give a boost to housing through the propagation of appropriate cost effective and environment friendly technology.

Steps Taken:

Preparation of Standard Specifications for various types of elements and components used for partial pre-fabrication in the construction of houses.

Suitable machines and devices have been developed by Building Material Technology & Promotion Council for manufacturing Pre-fabricated Ferro cement Roofing Elements. Hollow and Solid Concrete blocks, RCC Door and window frames etc.

No. of Building Centres set up through out the country are engaged in the productions of pre-fab components and elements required for partial pre fabrication of house construction.

Fiscal incentives such as excise duty exemptions on pre-fab components produced at Building Centres and Custom Duty exemption on critical machinery required for large scale production of pre-fabricated building components have been provided.

Few industrial units have been set up in the country in the private sector in collaboration with foreign agencies for manufacturing light weight cellular concrete blocks which are increasingly being adopted for housing construction.

Steps Proposed to be Taken:

Identification of sustainable technologies that may be adopted economically under Indian condition.

Incorporation of pre-fab elements and components in CPWD schedules of specifications/DSR.

Standardization of components through Bureau of Indian Standards.

More fiscal incentives for such technologies.

Requirement of Dwelling Units in Delhi

3089. SHRIMATI JAYAPRADA NAHATA: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) what is the estimated annual requirement of dwelling houses in Delhi and how many dwellings to the DDA construct per year;

(b) whether there is any backlog of houses to be constructed, if so, the details thereof; ana

(c) by which date will the DDA meet the total requirement of dwelling houses in Delhi?